1975 - 1989
Regional Municipality of Ottawa-Carleton

The Regional Municipality of Ottawa-Carleton
Planning Department
March, 1990

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6b. Village Development 1975-1989 17

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7c. Country Lot Development 1975-1989 21

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I - INTRODUCTION

The purpose of this report is to describe the characteristics of lot creation in the rural area of Ottawa-Carleton. This report describes the creation of new residential lots in the rural area for the years 1975-1989.

This report investigates:

- the rate of residential lot creation in the rural area
- the types of residential lots that are being created
- distribution of rural lot creation
- whether these new lots have been built on or not.

Also provided is detailed lot creation information for each municipality.

This report is updated annually.

II - DEFINITIONS

Rural Area

The rural area is defined as all of the land outside of the outer limit of the greenbelt, excluding the urban centres (as defined by Schedule A of the Regional Official Plan approved by the Ministry of Municipal Affairs September 29, 1989). The rural area as described above is shown on Map 1.

Lot Type

Rural lots are broken down into two basic categories. Farm related lots are severances related to farming. Non- farm lots are lots which are not related to farming. Different types of lots within these categories are described below:

1. Non-Farm

a) Country Lot
- a lot generally 0.8 hectares - 10 hectares in size, usually located on lands designated General Rural Area in the Regional Official Plan.

b) Village
- a residential lot within the boundary of a village defined in an area municipal official plan.

c) Infill
- a small lot created in a hamlet, or
- a small lot created between houses within an existing strip of houses.

2. Farm Related

a) Surplus Building
- a lot containing a farm house which has become surplus through farm consolidation or because it no longer meets the needs of the farmer.

b) Retirement Lot
- a lot intended to be occupied by a farmer who is retiring.

c) Farm Help
- a lot intended to be occupied by a person who will be actively engaged in the farm's operation.

Year of Lot Creation

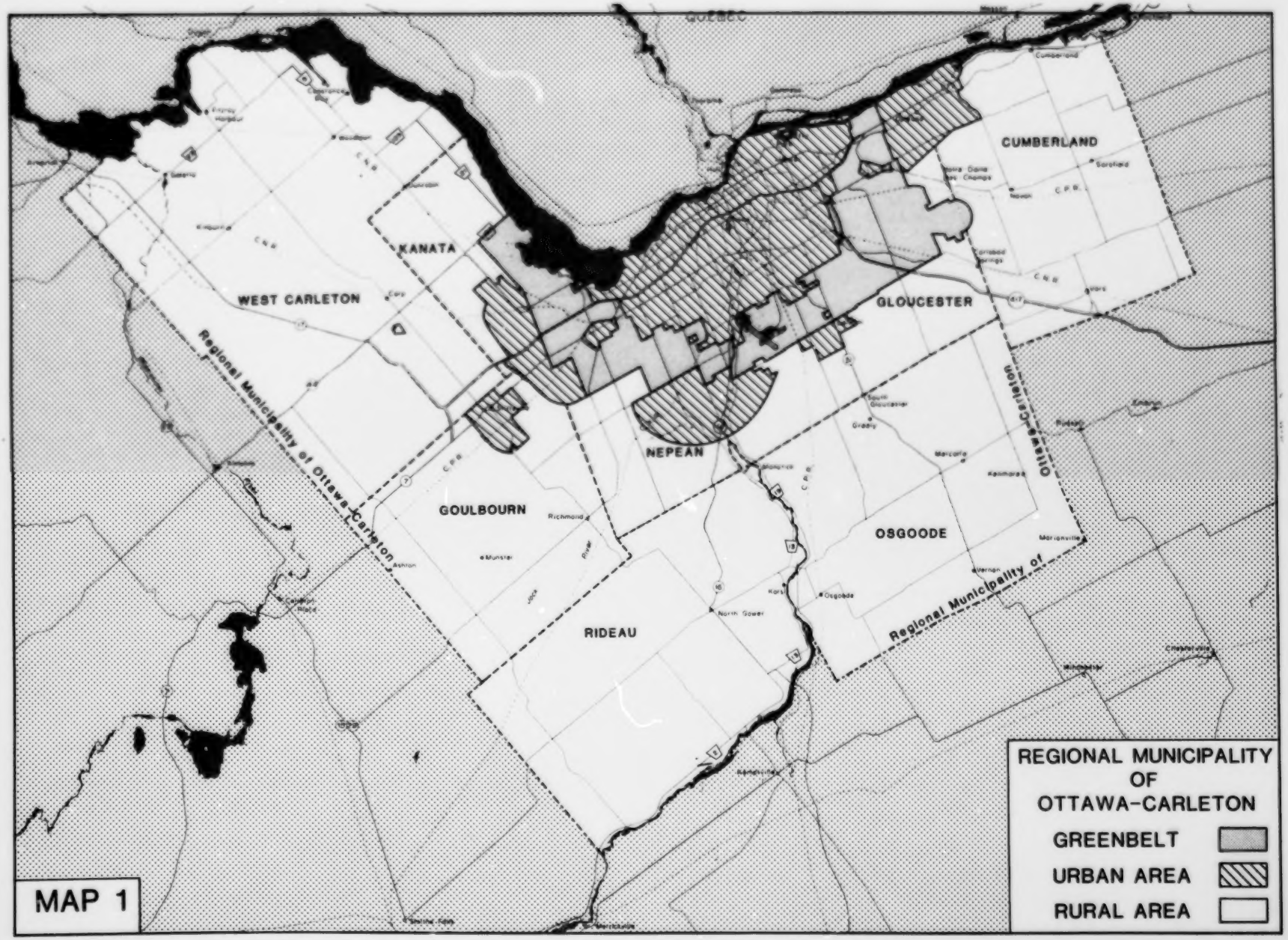
1. Subdivisions

A lot within a subdivision is defined as a lot created when the subdivision is registered. The year of lot creation is the registration date of the subdivision.

2. Severances

The year a severance is granted may differ from the year of application. This report uses the year of application as the creation date because both the Regional Land Division Committee and Committees of Adjustment file severance applications by the year that the application is received.

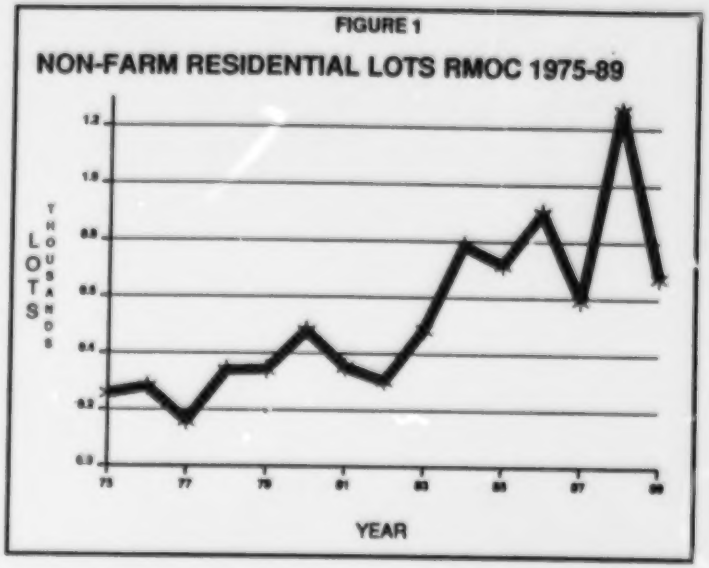
In this case, a lot is defined as a lot created when the severance application has been approved by either the Land Division Committee or Committee of Adjustment. After the severance has been approved, the applicant has one year to get deeds for the lot before approval lapses. Since few severance applications lapse, approved severances are regarded as created in order to show severance activity for 1989. Severances approved in previous years that have lapsed are not included in the statistics.


QUEBEC
CUMBERLAND
KANATA
WEST CARLETON
GLOUCESTER
NEPEAN
GOULBOURN
OSGOODE
RIDEAU
Regional Municipality of Ottawa-Carleton
Regional Municipality of Ottawa-Carleton
REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
GREENBELT
URBAN AREA
RURAL AREA
MAP 1

III. 1989 HIGHLIGHTS

- 674 non-farm residential lots were created in Ottawa-Carleton in 1989. This is above the 528 lots per year average from 1975-1989 but it is a decrease from the previous year (1988) when 1263 lots were created.
- Village lots accounted for 55% of non-farm residential lots created.
- More than half of village lots were created in two villages. Greely (145 lots) and Manotick (69 lots).
- 76 farm related severences were created in 1989, a slight increase from 1988 when 69 lots were created.

FIGURE 1



IV. 1975-1989 TRENDS

Rate of Growth

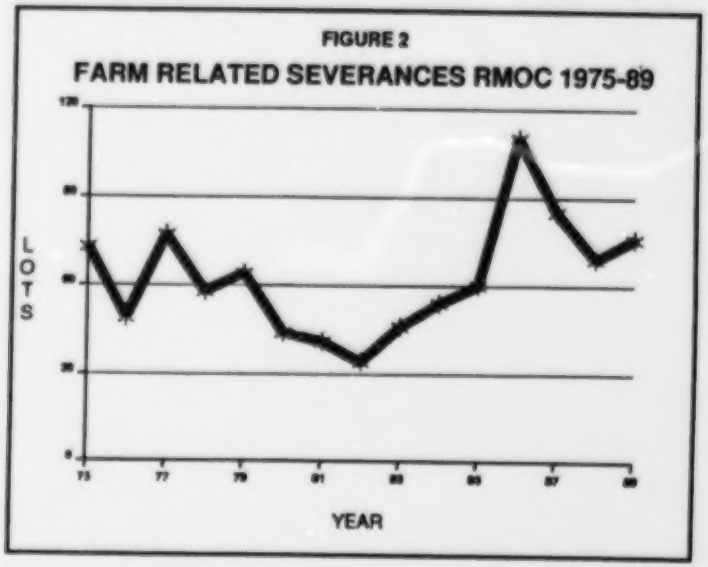
1. Non-Farm Residential

From 1975-1989 the growth of non farm residential lots was 528 lots per year in Ottawa-Carleton. Much of this growth has occurred in the last five years (1984-89) when non farm residential growth averaged 830 lots per year. In 1988, 1263 non-farm lots were created. This is substantially more than in any other year in the 1975- 1989 period.

2. Farm Related Severances

In the 1975-1989 period the number of farm related severances remained fairly constant at 62 lots per year. Farm related lot creation in 1986 and 1987 was above this average.

FIGURE 2



Types of Lots Created

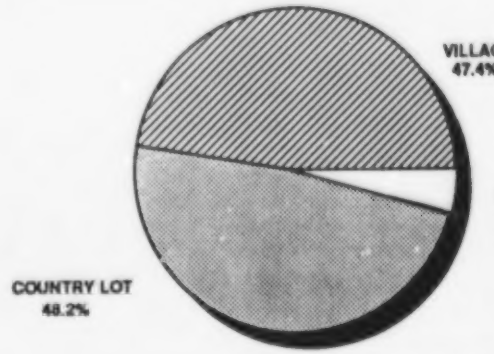
1. Non-Farm Lots

Non-farm residential lots accounted for 89.4% of all rural residential lots created from 1975-1989.

The two main types of non-farm lots are country lot and village. (See Figure 3).

FIGURE 3

NON-FARM LOT CREATION RMOC 1975-89

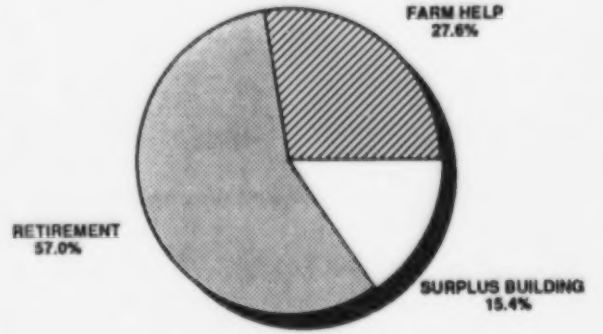


2. Farm Related Lots

Farm related severances accounted for 10.6% of all rural lots created in 1975-1989. More than half of farm related lots are retirement lots (See figure 4).

FIGURE 4

FARM RELATED SEVERANCES RMOC 1975-89



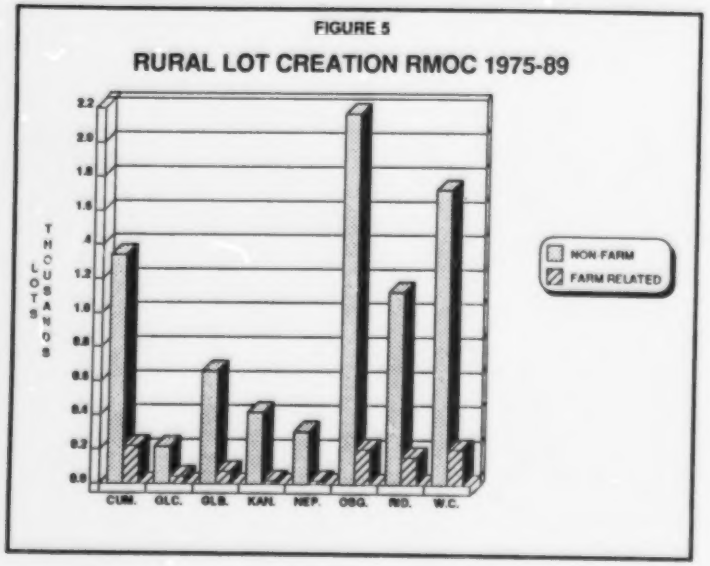
Distribution of Lot Creation

West Carleton, Osgoode, Cumberland and Rideau experienced the greatest growth in the creation of lots, both farm and non-farm, from 1975-1989.

In West Carleton, Kanata, Gloucester and Nepean most non-farm lots created were infill and country lots as opposed to village development. Cumberland and Goulbourn had approximately an equal split between village and country lots with slightly more infill and country lots being created. Osgoode and Rideau were the only municipalities where non-farm lot creation was greater in the villages than it was outside of villages.

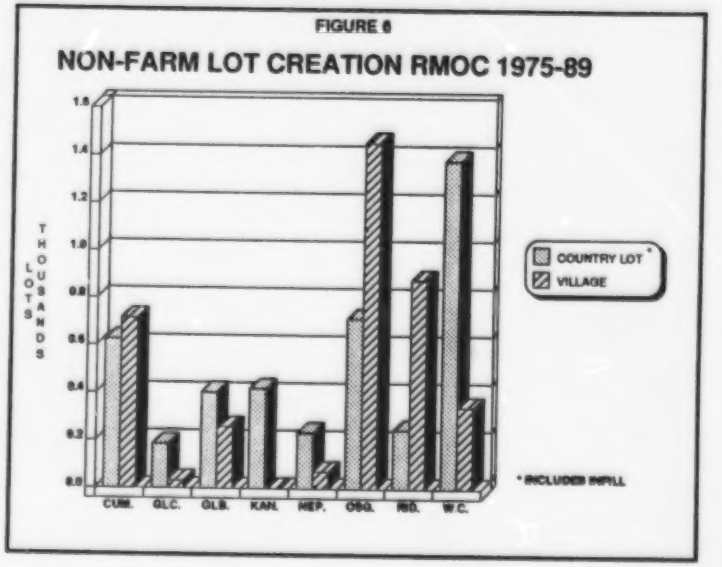
It is noted that ten of Ottawa-Carleton's twenty-seven villages accounted for nearly 80% of village lots created in 1975-1989. Manotick, Greely and Osgoode accounted for 45% of village lots created. Table 2 ranks villages according to the number of lots created in this period.

FIGURE 5



CUM. - CUMBERLAND
GLC. - GLOUCESTER
GLB. - GOULBOURN
KAN. - KANATA
NEP. - NEPEAN
OSG. - OSGOODE
RID. - RIDEAU
W.C. - WEST CARLETON

FIGURE 6



CUM. - CUMBERLAND
GLC. - GLOUCESTER
GLB. - GOULBOURN
KAN. - KANATA
NEP. - NEPEAN
OSG. - OSGOODE
RID. - RIDEAU
W.C. - WEST CARLETON

TABLE 1

RURAL LOT CREATION 1975-1989 BY TYPE

REGIONAL MUNICIPALITY OF OTTAWA CARLETON

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	TOTAL
NON-FARM																
VILLAGE	167	155	92	141	185	109	131	110	198	459	296	333	178	829	374	3757
COUNTRY LOT	78	118	52	178	122	349	195	164	250	280	395	532	396	419	287	3815
INFILL	11	6	15	20	35	21	25	28	38	44	25	35	18	15	13	349
TOTAL NON-FARM	**256**	**279**	**159**	**339**	**342**	**479**	**351**	**302**	**486**	**783**	**716**	**900**	**592**	**1263**	**674**	**7921**
FARM RELATED SEVERANCES																
SURPLUS BUILDING	8	1	11	7	6	10	13	6	5	14	10	15	14	13	12	145
RETIREMENT	30	26	36	30	33	19	19	20	34	28	34	67	58	46	56	536
FARM HELP	35	22	30	21	25	15	9	8	7	12	16	28	13	10	8	259
TOTAL FARM RELATED	**73**	**49**	**77**	**58**	**64**	**44**	**41**	**34**	**46**	**54**	**60**	**110**	**85**	**69**	**76**	**940**
TOTAL LOTS CREATED	**329**	**328**	**236**	**397**	**406**	**523**	**392**	**336**	**532**	**837**	**776**	**1010**	**677**	**1332**	**750**	**8861**

TABLE 2

RANKING OF VILLAGES ACCORDING TO RESIDENTIAL LOTS CREATED 1975-1989

Rank	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	TOTAL
1 MANOTICK	0	0	27	1	0	0	27	26	60	50	66	95	39	139	69	599
2 GREELY	36	1	1	24	0	19	0	9	30	55	74	33	3	161	145	591
3 OSGOODE	31	14	6	2	86	28	1	1	4	59	0	31	0	209	43	515
4 NAVAN	1	2	0	3	27	25	52	0	1	14	24	2	1	94	1	247
5 RICHMOND	74	14	8	11	7	16	7	4	16	16	1	37	2	11	19	243
6 CUMBERLAND	2	4	2	1	4	0	5	48	35	20	18	17	4	44	35	239
7 METCALFE	0	37	0	17	36	1	2	18	0	41	7	0	4	21	42	226
8 NORTH GOWER	15	1	25	20	1	1	0	0	29	38	34	0	0	0	5	169
9 CONSTANCE BAY	0	26	0	1	1	0	3	0	0	0	21	4	35	53	0	144
10 NOTRE DAME DES CHAMPS	3	1	1	4	0	0	0	0	0	0	20	30	23	55	0	137
11 CARP	0	0	1	19	0	0	22	0	19	34	0	0	14	4	4	117
12 KARS	0	23	0	2	0	15	0	1	1	23	0	0	46	0	0	111
13 VERNON	0	10	0	11	17	0	1	0	0	0	2	47	2	0	0	90
14 FALLOWFIELD	0	1	0	0	0	0	10	0	1	59	0	0	0	1	0	72
15 VARS	1	1	9	17	0	2	0	0	0	37	2	0	0	0	0	69
16 FITZROY HARBOUR	2	0	0	0	2	0	0	0	0	0	0	0	1	37	7	49
17 SARSFIELD	0	2	1	4	1	0	1	1	0	0	26	4	1	0	0	41
18 KENMORE	0	0	0	0	0	0	0	0	0	0	0	32	0	1	0	33
19 KINBURN	0	18	0	0	0	0	0	0	1	0	1	1	0	0	2	23
20 CARLSBAD SPRINGS	0	0	9	4	0	0	0	0	0	0	0	0	0	0	1	14
21 MUNSTER	0	0	0	0	0	0	0	0	0	13	0	0	0	0	0	13
22 WOODLAWN	0	0	2	0	2	2	0	0	0	0	0	0	0	0	0	6
23 DUNROBIN	0	0	0	0	1	0	0	0	1	0	0	1	1	0	0	4
24 MARIONVILLE	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2
24 GALETTA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
26 ASHTON	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
27 SOUTH GLOUCESTER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Built Status

The built status (whether a house has been built on the lot or not) is determined by using air photo interpretation. Since new air photos were not available for 1989, the built status has not been updated since 1987.

Of all lots created between 1975-1987, 59.6% were developed (houses built on them).

Village lots (71.45% built) and farm related severances (74.2% built) were developed more quickly than country lot and infill lots (47.9% built).

In most municipalities, two-thirds of lots created were built on. West Carleton (48% built) and Kanata (33% built) had a slower rate of development.

TABLE 3
BUILT STATUS OF LOTS CREATED 1975-1987

MUNICIPALITY	VILLAGE	UNITS BUILT	%BUILT	COUNTRY LOT + INFILL	UNITS BUILT	%BUILT	FARM RELATED	UNITS BUILT	%BUILT	TOTAL LOTS	UNITS BUILT	%BUILT
CUMBERLAND	462	302	65.37%	524	313	59.73%	186	122	65.59%	1172	737	62.88%
GLOUCESTER	31	22	70.97%	167	99	59.28%	37	31	83.78%	235	152	64.68%
GOULBOURN	227	199	87.67%	251	92	36.65%	63	50	79.37%	541	341	63.03%
KANATA	1	0	0.00%	352	113	32.10%	16	9	56.25%	369	122	33.06%
NEPEAN	95	53	55.79%	234	162	69.23%	13	11	84.62%	342	226	66.08%
OSGOODE	787	612	77.76%	451	198	43.90%	165	140	84.85%	1403	950	67.71%
RIDEAU	666	475	71.32%	235	135	57.45%	134	96	71.64%	1035	706	68.21%
WEST CARLETON	235	126	53.62%	1205	525	43.57%	169	122	72.19%	1609	773	48.04%
TOTAL	2504	1789	71.45%	3419	1637	47.88%	783	581	74.20%	6706	4007	59.75%

V- SOURCES OF DATA

Residential lots may be created in one of two ways: by plan of subdivision or by severance.

1. Subdivisions

Data for lots created by plan of subdivision were collected from files kept by the Plans Administration Division (PAD) of the Regional Planning Department. PAD provided a computer printout listing all village and all country lot activity handled by the Region since 1975.

2. Severances

The data on severance activity were collected from files kept by the Regional Land Division Committee (for the Townships of Cumberland, Goulbourn, Osgoode, Rideau and West Carleton) and from files of the Committees of Adjustment of the Cities of Gloucester, Kanata and Nepean.

3. Built Status

The development status of each lot (whether a house has been built on the lot or not) was determined by air photo interpretation of air photos taken in August 1987 at a scale of 1:25,000.

4. Village Boundaries

The village boundaries are the boundaries of the villages as designated in the local official plan.

VI- RURAL LOT CREATION BY MUNICIPALITY

Each municipality has detailed lot creation data provided for the 1975-1989 period. For each municipality there is a :

- summary table of lot creation (by lot type)
- summary table of village development (listed by village)
- table of country lot subdivision development with a map showing locations of subdivisions. Village boundaries are also shown on the map.

TABLE 4a

RURAL LOT CREATION 1975-1989

TOWNSHIP OF CUMBERLAND

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	TOTAL
VILLAGE																
BY SEVERANCE	6	9	6	17	5	3	6	4	5	5	13	10	6	1	4	**99**
BY SUBDIVISION	0	0	9	15	27	24	52	45	31	66	57	42	23	192	32	**615**
SUBTOTAL	**6**	**9**	**15**	**32**	**32**	**27**	**58**	**49**	**36**	**71**	**70**	**52**	**29**	**193**	**36**	**715**
COUNTRY LOT																
BY SEVERANCE	3	11	10	12	9	3	6	22	12	9	6	30	18	19	16	**186**
BY SUBDIVISION	0	33	21	67	11	30	38	28	20	21	24	10	27	63	0	**393**
SUBTOTAL	**3**	**44**	**31**	**79**	**20**	**33**	**44**	**50**	**32**	**30**	**30**	**40**	**45**	**82**	**16**	**579**
INFILL SEVERANCES	1	1	2	7	6	0	3	6	4	3	3	5	2	0	4	**47**
TOTAL NON-FARM RESIDENTIAL	**10**	**54**	**48**	**118**	**58**	**60**	**105**	**105**	**72**	**104**	**103**	**97**	**76**	**275**	**56**	**1341**
FARM RELATED SEVERANCES																
SURPLUS BUILDING	2	0	2	0	4	0	1	0	1	1	2	6	3	2	0	**24**
RETIREMENT	10	3	7	6	10	5	3	6	4	5	11	22	26	15	14	**147**
FARM HELP	8	6	10	2	11	1	2	3	1	1	5	0	0	0	0	**50**
TOTAL FARM RELATED	**20**	**9**	**19**	**8**	**25**	**6**	**6**	**9**	**6**	**7**	**18**	**28**	**29**	**17**	**14**	**221**
TOTAL LOTS CREATED	**30**	**63**	**67**	**126**	**83**	**66**	**111**	**114**	**78**	**111**	**121**	**125**	**105**	**292**	**70**	**1562**

TABLE 4b
VILLAGE DEVELOPMENT 1975-1989*
CUMBERLAND

	REGISTERED	DRAFT APPROVED	PENDING
CARLSBAD SPRINGS	6	0	0
CUMBERLAND	239	51	40
NAVAN	247	40	52
NOTRE DAME DES CHAMPS	113	0	0
SARSFIELD	41	0	0
VARS	69	0	0
TOTAL	**715**	**91**	**92**

* See page 12 for Village Boundaries.

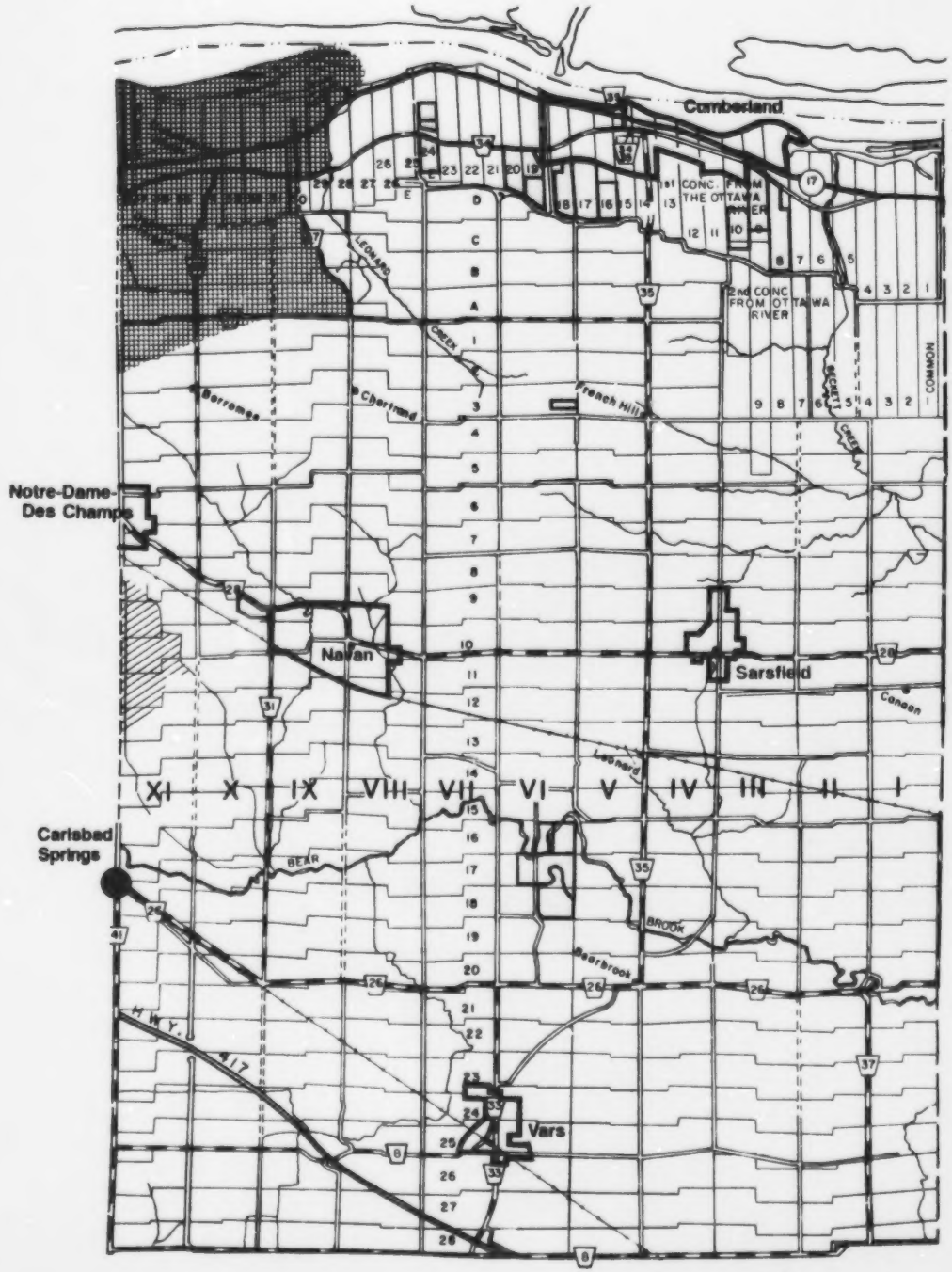


Table 4c

COUNTRY LOT SUBDIVISIONS 1975 -1989
CUMBERLAND TWP.

Registered	393 lots
Draft Approved	0 lots
Pending	0 lots

Village Boundary
Urban Area
Greenbelt

TABLE 5a

RURAL LOT CREATION 1975-1989

CITY OF GLOUCESTER

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	TOTAL
VILLAGE																
BY SEVERANCE	1	1	7	1	0	0	0	0	0	0	0	1	0	0	1	12
BY SUBDIVISION	0	0	0	0	0	0	0	0	0	0	20	0	0	0	0	20
SUBTOTAL	1	1	7	1	0	0	0	0	0	0	20	1	0	0	1	32
COUNTRY LOT																
BY SEVERANCE	5	2	1	1	2	7	6	7	6	3	14	9	8	11	6	88
BY SUBDIVISION	0	0	0	0	0	0	0	0	0	25	0	15	0	0	0	40
SUBTOTAL	5	2	1	1	2	7	6	7	6	28	14	24	8	11	6	128
INFILL SEVERANCES	7	3	3	3	4	3	2	9	10	10	2	0	0	1	0	57
TOTAL NON-FARM RESIDENTIAL	13	6	11	5	6	10	8	16	16	38	36	25	8	12	7	217
FARM RELATED SEVERANCES																
SURPLUS BUILDING	1	0	0	0	0	1	0	1	1	1	0	0	0	1	0	6
RETIREMENT	1	1	0	2	1	0	2	0	1	1	2	0	0	1	2	14
FARM HELP	2	2	6	2	3	2	0	2	0	2	0	0	0	0	0	21
TOTAL FARM RELATED	4	3	6	4	4	3	2	3	2	4	2	0	0	2	2	41
TOTAL LOTS CREATED	17	9	17	9	10	13	10	19	18	42	38	25	8	14	9	258

TABLE 5b

VILLAGE DEVELOPMENT 1975-1989*

GLOUCESTER

	REGISTERED	DRAFT APPROVED	PENDING
CARLSBAD SPRINGS	8	0	0
NOTRE DAME DES CHAMPS	24	0	15
SOUTH GLOUCESTER	0	0	19
TOTAL	32	0	34

* See page 15 for Village Boundaries.

Table 5c

COUNTRY LOT SUBDIVISIONS 1975 -1989
CITY OF GLOUCESTER

Registered	40 lots
Draft Approved	0 lots
Pending	167 lots

Village Boundary
Urban Area
Greenbelt

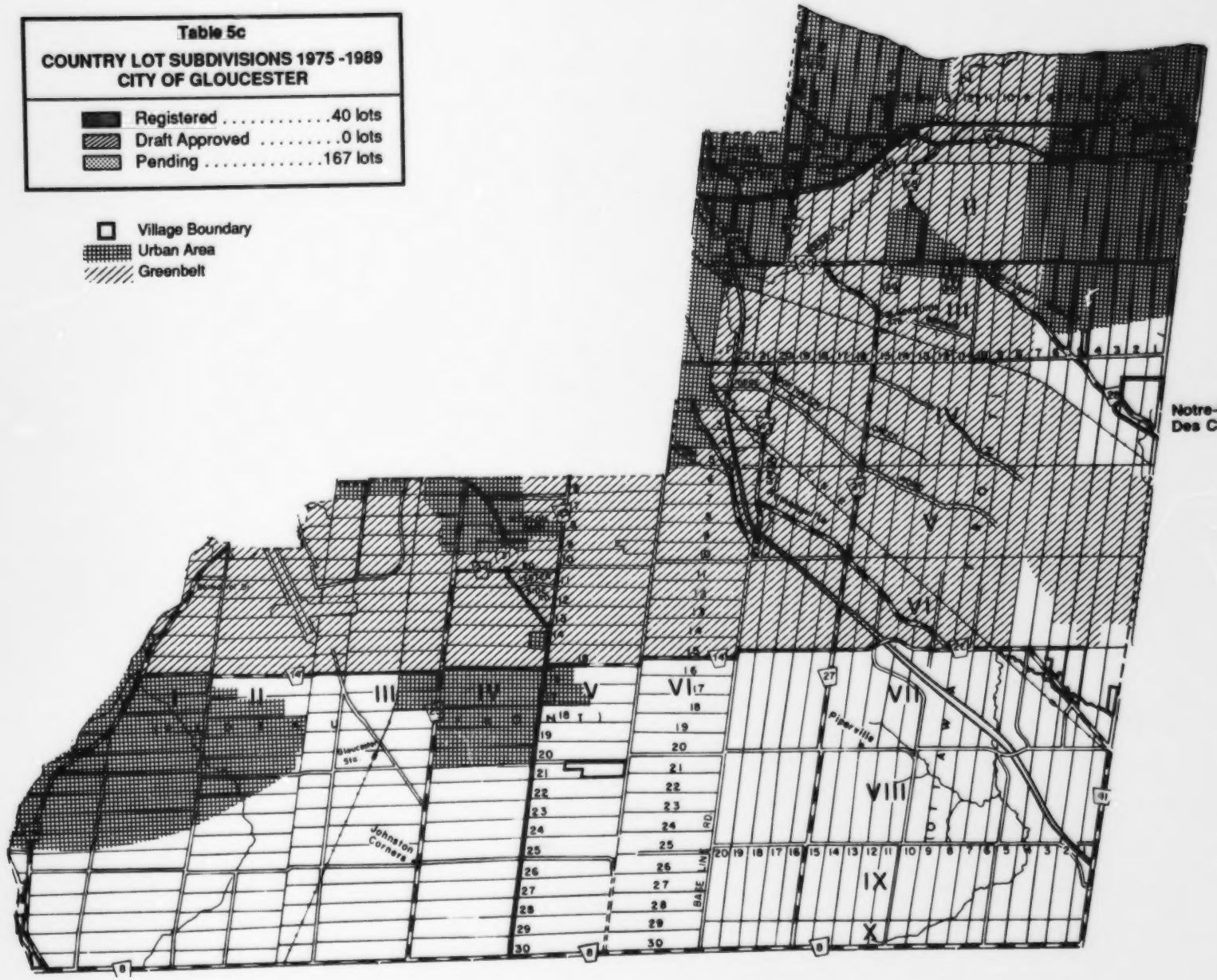


TABLE 6a

RURAL LOT CREATION 1975-1989

TOWNSHIP OF GOULBOURN

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	TOTAL
VILLAGE																
BY SEVERANCE	17	14	8	11	7	2	7	5	9	2	1	9	2	11	13	**118**
BY SUBDIVISION	57	0	0	0	0	14	0	0	7	27	0	28	0	0	6	**139**
SUBTOTAL	**74**	**14**	**8**	**11**	**7**	**16**	**7**	**5**	**16**	**29**	**1**	**37**	**2**	**11**	**19**	**257**
COUNTRY LOT																
BY SEVERANCE	3	0	5	1	1	12	1	5	6	12	7	14	22	30	8	**127**
BY SUBDIVISION	0	0	0	0	0	0	0	33	44	0	62	0	30	0	104	**273**
SUBTOTAL	**3**	**0**	**5**	**1**	**1**	**12**	**1**	**38**	**50**	**12**	**69**	**14**	**52**	**30**	**112**	**400**
INFILL SEVERANCES	0	0	0	0	0	0	1	1	0	0	1	0	0	0	0	**3**
TOTAL NON-FARM RESIDENTIAL	**77**	**14**	**13**	**12**	**8**	**28**	**9**	**44**	**66**	**41**	**71**	**51**	**54**	**41**	**131**	**660**
FARM RELATED SEVERANCES																
SURPLUS BUILDING	1	0	3	0	0	0	1	0	0	1	0	1	2	2	3	**14**
RETIREMENT	3	4	0	3	3	2	0	2	4	3	1	1	0	0	1	**27**
FARM HELP	5	1	2	3	2	2	2	1	1	1	1	4	3	3	0	**31**
TOTAL FARM RELATED	**9**	**5**	**5**	**6**	**5**	**4**	**3**	**3**	**5**	**5**	**2**	**6**	**5**	**5**	**4**	**72**
TOTAL LOTS CREATED	**86**	**19**	**18**	**18**	**13**	**32**	**12**	**47**	**71**	**46**	**73**	**57**	**59**	**46**	**135**	**732**

TABLE 6b

VILLAGE DEVELOPMENT 1975-1989*

GOULBOURN

	REGISTERED	DRAFT APPROVED	PENDING
ASHTON	1	0	0
MUNSTER	13	0	0
RICHMOND	243	243	361
TOTAL	257	243	361

* See page 18 for Village Boundaries.

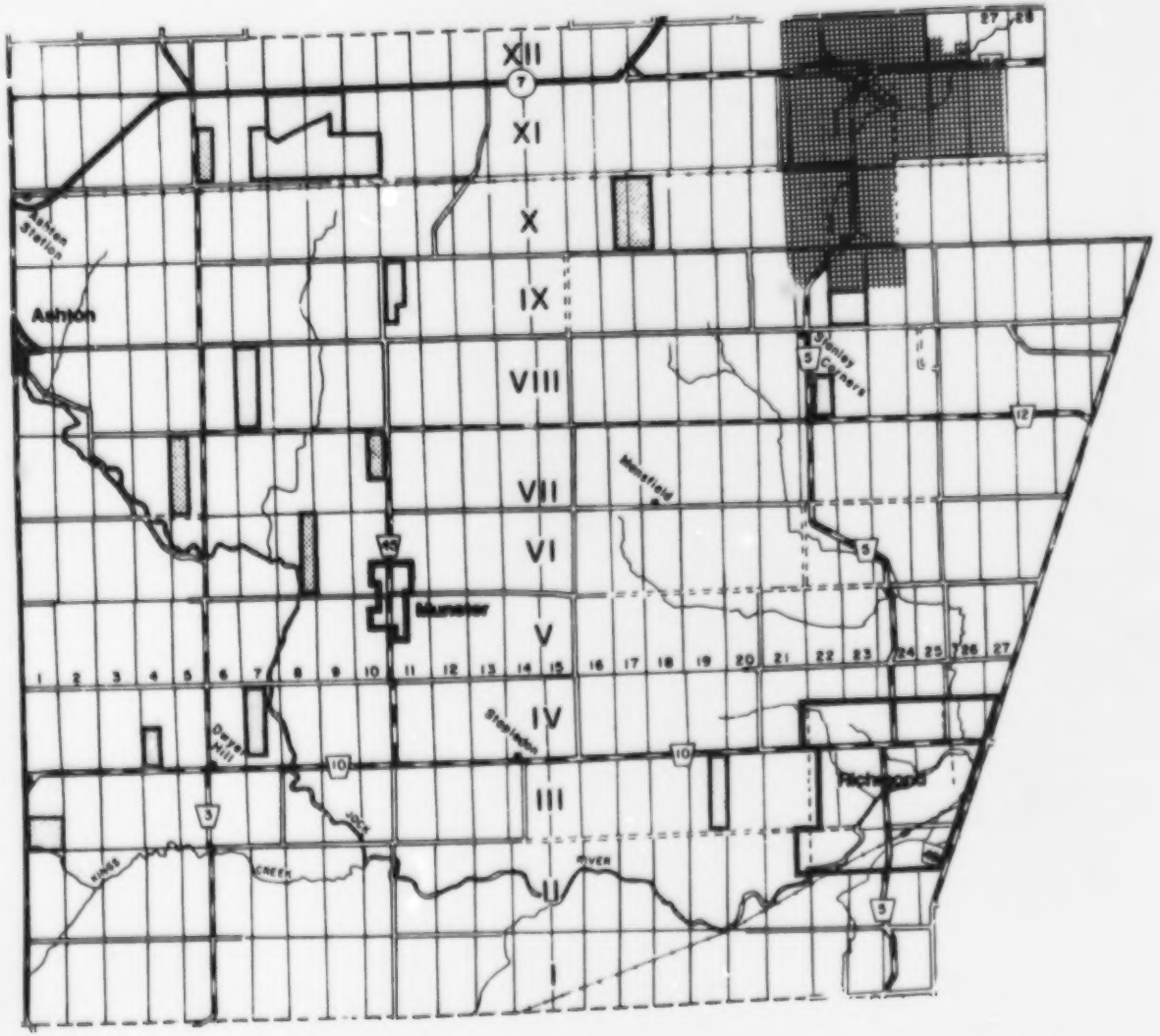


Table 6c

COUNTRY LOT SUBDIVISIONS 1975 -1989
GOULBOURN TWP.

Registered	273 lots
Draft Approved	0 lots
Pending	291 lots

Village Boundary
Urban Area

TABLE 7a

RURAL LOT CREATION 1975-1989

CITY OF KANATA

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	TOTAL
VILLAGE																
BY SEVERANCE	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
BY SUBDIVISION	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUBTOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**1**
COUNTRY LOT																
BY SEVERANCE	8	3	1	1	0	0	6	5	19	10	14	10	25	10	11	123
BY SUBDIVISION	0	0	0	0	0	0	0	0	15	47	87	45	51	0	50	295
SUBTOTAL	**8**	**3**	**1**	**1**	**0**	**0**	**6**	**5**	**34**	**57**	**101**	**55**	**76**	**10**	**61**	**418**
INFILL SEVERANCES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL NON-FARM RESIDENTIAL	**8**	**3**	**1**	**1**	**0**	**0**	**6**	**5**	**34**	**57**	**101**	**55**	**77**	**10**	**61**	**419**
FARM RELATED SEVERANCES																
SURPLUS BUILDING	0	0	0	0	0	0	0	0	0	1	0	1	0	0	1	3
RETIREMENT	0	0	0	0	0	0	0	1	2	3	3	2	1	1	1	14
FARM HELP	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2
TOTAL FARM RELATED	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**	**4**	**3**	**5**	**1**	**1**	**2**	**19**
TOTAL LOTS CREATED	**8**	**3**	**1**	**1**	**0**	**0**	**6**	**6**	**36**	**61**	**104**	**60**	**78**	**11**	**63**	**438**

TABLE 7b

VILLAGE DEVELOPMENT 1975-1989*

KANATA

	REGISTERED	DRAFT APPROVED	PENDING
DUNROBIN	1	0	16
TOTAL	**1**	**0**	**16**

* See page 21 for Village Boundaries.

Table 7c

COUNTRY LOT SUBDIVISIONS 1975 -1989
CITY OF KANATA

Registered	295 lots
Draft Approved	53 lots
Pending	433 lots

Village Boundary
Urban Area
Greenbelt

TABLE 8a

RURAL LOT CREATION 1975-1989

CITY OF NEPEAN

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	TOTAL
VILLAGE																
BY SEVERANCE	0	1	0	0	0	0	0	0	1	1	0	0	0	1	0	4
BY SUBDIVISION	0	0	0	0	0	0	10	0	0	58	0	0	0	0	0	68
SUBTOTAL	**0**	**1**	**0**	**0**	**0**	**0**	**10**	**0**	**1**	**59**	**0**	**0**	**0**	**1**	**0**	**72**
COUNTRY LOT																
BY SEVERANCE	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	2
BY SUBDIVISION	0	0	0	0	0	219	0	0	0	0	0	4	0	0	0	223
SUBTOTAL	**0**	**1**	**0**	**0**	**0**	**219**	**1**	**0**	**0**	**0**	**0**	**4**	**0**	**0**	**0**	**225**
INFILL SEVERANCES	0	0	0	0	0	1	1	0	1	2	0	3	1	0	0	9
TOTAL NON-FARM RESIDENTIAL	**0**	**2**	**0**	**0**	**0**	**220**	**12**	**0**	**2**	**61**	**0**	**7**	**1**	**1**	**0**	**306**
FARM RELATED SEVERANCES																
SURPLUS BUILDING	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	4
RETIREMENT	0	2	0	0	0	2	1	1	1	1	0	2	1	0	3	15
FARM HELP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL FARM RELATED	**0**	**2**	**0**	**0**	**0**	**2**	**1**	**1**	**1**	**1**	**0**	**2**	**3**	**0**	**5**	**19**
TOTAL LOTS CREATED	**0**	**4**	**0**	**0**	**0**	**222**	**13**	**1**	**3**	**62**	**0**	**9**	**4**	**1**	**5**	**325**

TABLE 8b

VILLAGE DEVELOPMENT 1975-1989*

NEPEAN

	REGISTERED	DRAFT APPROVED	PENDING
FALLOWFIELD	72	0	0
TOTAL	72	0	0

* See page 24 for Village Boundaries.

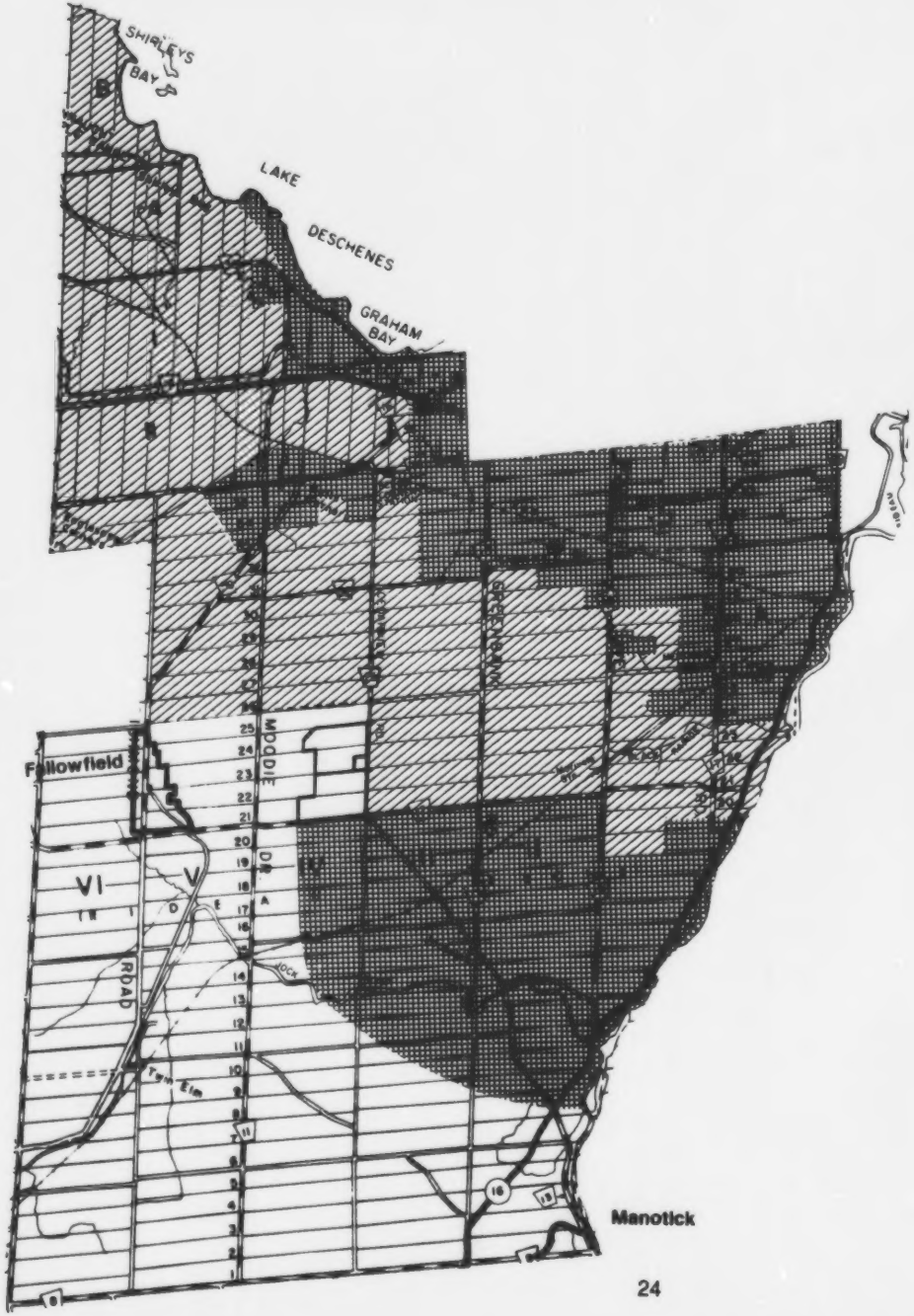


Table 8c

COUNTRY LOT SUBDIVISIONS 1975 -1989
CITY OF NEPEAN

Registered	233 lots
Draft Approved	0 lots
Pending	0 lots

Village Boundary
Urban Area
Greenbelt

TABLE 9a

RURAL LOT CREATION 1975-1989

TOWNSHIP OF OSGOODE

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	TOTAL
VILLAGE																
BY SEVERANCE	3	6	7	7	6	1	4	3	6	11	9	7	10	4	2	86
BY SUBDIVISION	66	56	0	47	133	47	0	25	29	144	74	136	0	388	226	1371
SUBTOTAL	**69**	**62**	**7**	**54**	**139**	**48**	**4**	**28**	**35**	**155**	**83**	**143**	**10**	**392**	**228**	**1457**
COUNTRY LOT																
BY SEVERANCE	10	2	3	3	6	4	12	5	7	7	10	27	21	27	14	158
BY SUBDIVISION	0	0	0	0	0	26	13	0	9	0	30	145	17	162	45	447
SUBTOTAL	**10**	**2**	**3**	**3**	**6**	**30**	**25**	**5**	**16**	**7**	**40**	**172**	**38**	**189**	**59**	**605**
INFILL SEVERANCES	0	2	4	8	10	10	5	5	13	15	8	8	10	6	6	110
TOTAL NON-FARM RESIDENTIAL	**79**	**66**	**14**	**65**	**155**	**88**	**34**	**38**	**64**	**177**	**131**	**323**	**58**	**587**	**293**	**2172**
FARM RELATED SEVERANCES																
SURPLUS BUILDING	1	0	2	6	1	4	4	1	0	2	4	2	3	2	3	35
RETIREMENT	8	8	8	7	6	6	4	2	9	5	10	15	6	11	11	116
FARM HELP	10	6	3	4	1	3	1	1	2	4	6	4	2	3	4	54
TOTAL FARM RELATED	**19**	**14**	**13**	**17**	**8**	**13**	**9**	**4**	**11**	**11**	**20**	**21**	**11**	**16**	**18**	**205**
TOTAL LOTS CREATED	**98**	**80**	**27**	**82**	**163**	**101**	**43**	**42**	**75**	**188**	**151**	**344**	**69**	**603**	**311**	**2377**

TABLE 9b

VILLAGE DEVELOPMENT 1975-1989*

OSGOODE

	REGISTERED	DRAFT APPROVED	PENDING
GREELY	591	29	333
KENMORE	33	24	0
MARIONVILLE	2	0	0
METCALFE	226	0	153
OSGOODE	515	0	0
VERNON	90	0	0
TOTAL	**1457**	**53**	**486**

* See page 27 for Village Boundaries.

Table 9c

COUNTRY LOT SUBDIVISIONS 1975 -1989
OSGOODE TWP.

Registered	447 lots
Draft Approved	177 lots
Pending	278 lots

Village Boundary

TABLE 10a

RURAL LOT CREATION 1975-1989

TOWNSHIP OF RIDEAU

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	TOTAL
VILLAGE																
BY SEVERANCE	1	1	1	3	1	1	3	1	1	5	3	1	1	1	11	35
BY SUBDIVISION	14	23	51	20	0	15	24	26	89	106	97	94	85	137	63	844
SUBTOTAL	**15**	**24**	**52**	**23**	**1**	**16**	**27**	**27**	**90**	**111**	**100**	**95**	**86**	**138**	**74**	**879**
COUNTRY LOT																
BY SEVERANCE	42	8	5	5	3	4	2	1	0	3	2	1	6	1	3	86
BY SUBDIVISION	0	0	0	45	35	0	0	0	0	0	0	24	0	6	0	110
SUBTOTAL	**42**	**8**	**5**	**50**	**38**	**4**	**2**	**1**	**0**	**3**	**2**	**25**	**6**	**7**	**3**	**196**
INFILL SEVERANCES	3	0	5	0	8	3	3	2	5	6	7	6	3	0	1	52
TOTAL NON-FARM RESIDENTIAL	**60**	**32**	**62**	**73**	**47**	**23**	**32**	**30**	**95**	**120**	**109**	**126**	**95**	**145**	**78**	**1127**
FARM RELATED SEVERANCES																
SURPLUS BUILDING	2	0	1	1	0	3	1	2	2	4	3	2	3	2	2	28
RETIREMENT	3	6	13	6	7	4	3	3	5	4	3	9	11	8	6	91
FARM HELP	3	1	3	3	2	1	1	0	2	1	1	11	6	4	1	40
TOTAL FARM RELATED	**8**	**7**	**17**	**10**	**9**	**8**	**5**	**5**	**9**	**9**	**7**	**22**	**20**	**14**	**9**	**159**
TOTAL LOTS CREATED	**68**	**39**	**79**	**83**	**56**	**31**	**37**	**35**	**104**	**129**	**116**	**148**	**115**	**159**	**87**	**1286**

TABLE 10b

VILLAGE DEVELOPMENT 1975-1989*

RIDEAU

	REGISTERED	DRAFT APPROVED	PENDING
KARS	111	0	0
MANOTICK	599	27	71
NORTH GOWER	169	0	138
TOTAL	**879**	**27**	**209**

* See page 30 for Village Boundaries.

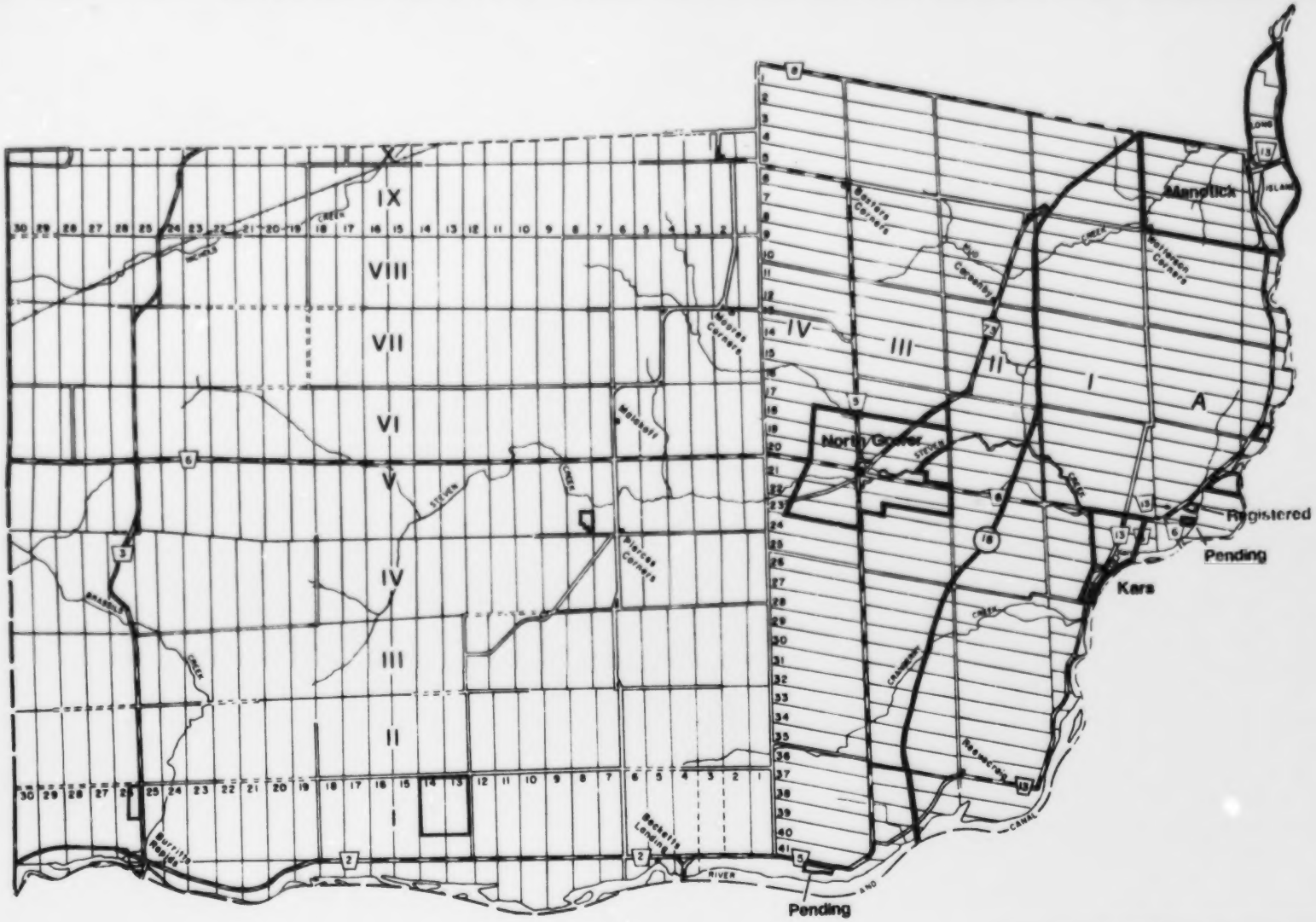


Table 10c

COUNTRY LOT SUBDIVISIONS 1975 -1989
RIDEAU TWP.

Registered	110 lots
Draft Approved	6 lots
Pending	20 lots

Village Boundary

TABLE 11a

RURAL LOT CREATION 1975-1989

TOWNSHIP OF WEST CARLETON

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	TOTAL
VILLAGE																
BY SEVERANCE	2	0	3	2	6	2	3	1	1	1	1	6	3	7	8	46
BY SUBDIVISION	0	44	0	18	0	0	22	0	19	33	21	0	47	87	7	298
SUBTOTAL	**2**	**44**	**3**	**20**	**6**	**2**	**25**	**1**	**20**	**34**	**22**	**6**	**50**	**94**	**15**	**344**
COUNTRY LOT																
BY SEVERANCE	7	3	6	3	11	38	77	58	62	60	56	47	54	56	41	579
BY SUBDIVISION	0	55	0	40	44	6	33	0	50	83	83	147	117	34	40	732
SUBTOTAL	**7**	**58**	**6**	**43**	**55**	**44**	**110**	**58**	**112**	**143**	**139**	**194**	**171**	**90**	**81**	**1311**
INFILL SEVERANCES	0	0	1	2	7	4	10	5	5	8	4	13	2	8	2	71
TOTAL NON-FARM RESIDENTIAL	**9**	**102**	**10**	**65**	**68**	**50**	**145**	**64**	**137**	**185**	**165**	**213**	**223**	**192**	**98**	**1726**
FARM RELATED SEVERANCES																
SURPLUS BUILDING	1	1	3	0	1	2	6	2	1	4	1	3	2	3	2	32
RETIREMENT	5	2	8	6	6	0	6	5	8	6	4	16	13	10	18	113
FARM HELP	7	6	6	7	6	6	3	1	1	3	3	7	2	1	3	62
TOTAL FARM RELATED	**13**	**9**	**17**	**13**	**13**	**8**	**15**	**8**	**10**	**13**	**8**	**26**	**17**	**14**	**23**	**207**
TOTAL LOTS CREATED	**22**	**111**	**27**	**78**	**81**	**58**	**160**	**72**	**147**	**198**	**173**	**239**	**240**	**206**	**121**	**1933**

TABLE 11b

VILLAGE DEVELOPMENT 1975-1989*

WEST CARLETON

	REGISTERED	DRAFT APPROVED	PENDING
CARP	117	0	0
CONSTANCE BAY	144	0	88
DUNROBIN	3	112	0
FITZROY HARBOUR	49	0	42
GALETTA	2	0	0
KINBURN	23	0	0
WOODLAWN	6	0	0
TOTAL	344	112	130

* See page 33 for Village Boundaries.

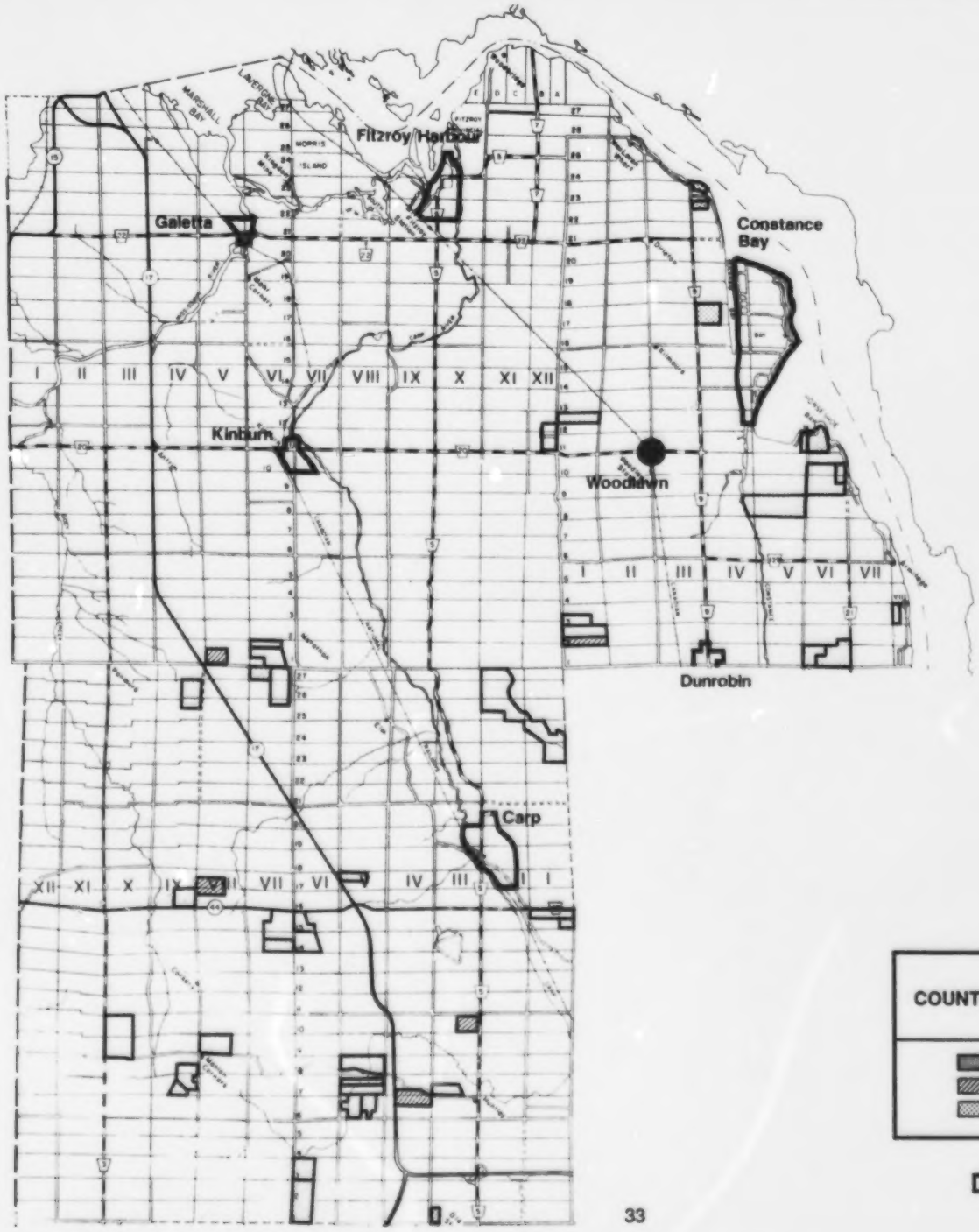


Table 11c

COUNTRY LOT SUBDIVISIONS 1975 -1989
WEST CARLETON TWP.

Registered	732 lots
Draft Approved	154 lots
Pending	457 lots

Village Boundary